

COOK COUNTY
FILED FOR RECORD

64-19-426

DEC 29 '75 3 04 PM

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TRUSTEE'S DEED

The above space for recorders use only

THIS INDENTURE, made this 18th day of August, 1975, between BEVERLY BANK, a banking corporation of Illinois, as Trustee under the provisions of a deed or deeds in trust, duly recorded or registered and delivered to said Bank in pursuance of a trust agreement dated the 9th day of July, 1971, and known as Trust No. 8-3046 party of the first part, and Charles H. Smith & Gwendolyn A. Smith, his wife, 840 Elder Road - Unit 416, Homewood, Ill., parties of the second part.

WITNESSET, that said party of the first part, in consideration of the sum of \$10.00-- Ten and no/100ths-----dollars, and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto said parties of the second part, not as tenants in common, but as joint tenants, the following described real estate, situated in Cook County, Illinois, to-wit:

5.00

SEE ATTACHED RIDER:

Unit B-211, as delineated on Plat of Survey of certain portions of Lot 1 in Homewood Lakewood, being a subdivision of that part of the North 829.77 feet of the South 1240.50 feet of the West 590.00 feet of the East 985.50 feet of the South East Quarter (2) of Section 42, Township 36 North, Range 14 East of the Third Principal Meridian, lying Southerly of the Southerly right-of-way line of the Illinois Central Railroad, and lying West of the West line of Dilated Street subdivision, all in Cook County, Illinois; which Plat of Survey is attached as Exhibit "AA" to Declaration of Condominium Ownership made by Beverly Bank, as Trustee under Trust Agreement dated July 9, 1971 and known as Trust No. 8-3046, which said Declaration of Condominium Ownership was recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document Number 22332492; together with a percentage of the Common Elements appurtenant to said Unit as set forth in said Declaration, as amended from time to time, which percentage shall automatically change in accordance with Amended Declarations as same are filed of record pursuant to said Declaration; and together with additional Common Elements as such Amended Declarations are filed of record, in the percentages set forth in such Amended Declarations, which percentages shall automatically be deemed to be conveyed effective on the recording of each such Amended Declaration as though conveyed hereby.

This deed is given on the conditional limitation that the percentage of ownership of said Grantees in the Common Elements shall be divested pro rata and vest in the Grantees of the other Units in accordance with the terms of said Declaration and any Amended Declarations recorded pursuant thereto, and the right of redemption is also hereby reserved to the Grantor herein to accomplish the same. The acceptance of this conveyance by the Grantee shall be deemed an agreement within the contemplation of the Condominium Property Act of the State of Illinois to a shifting of the Common Elements pursuant to said Declaration and to all the other terms of said Declaration, which is hereby incorporated herein by reference thereto, and to all the terms of each Amended Declaration recorded pursuant thereto.

Party of the first part also hereby grants to parties of the second part, their successors and assigns, all rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the aforementioned Declaration, and party of the first part reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein.

This conveyance is subject to all rights, easements, restrictions, conditions, covenants and reservations contained in said Declaration, the same as though the provisions of said Declaration were recited and stipulated at length herein.

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Cook County Clerk's Office

This deed with the covenants and appurtenances thereto belonging to HAVE AND TO HOLD the same unto said parties of the first part not in tenancy in common, but in joint tenancy

This deed is executed by the party of the first part as Trustee as aforesaid, pursuant to and in the exercise of the power and authority granted to and vested in it by the terms of said Trust of Beverly Bank and the provisions of said Trust of all trust deeds and of any and all mortgages of any of record in Cook County, Illinois, all of which are hereby acknowledged and the force and effect of any and all pending litigation, and including the said deed, mortgage, deed, and other instruments of record in Cook County, Illinois, shall be null and void and the parties will have and retain full and complete title and interest in the premises hereinafter described.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereunto placed and has caused the same to be signed to these presents by its Trust Officer and attested by its Assistant Trust Officer, this day and year first above written.

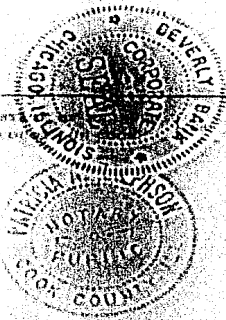
BEVERLY BANK, as Trustee as aforesaid

By Sylvia R. Miller

XXXXXXXXXX
TRUST OFFICER

Attest: Richard T. Topps

ASSISTANT TRUST OFFICER
XXXXXXXXXXXX



the undersigned, Sylvia R. Miller, Trust Officer, Richard T. Topps, Assistant Trust Officer of said Bank, personally known to me by the undersigned, who are authorized to the foregoing instrument as such and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said Bank for the use and purpose of the trust hereinbefore described and in full satisfaction of the corporate seal of said Bank, and the undersigned did also then and there acknowledge the said instrument and seal of said Bank to said instrument as said Assistant Trust Officer and I, the undersigned, did also then and there acknowledge the same to be the free and voluntary act and as the free and voluntary act of said Bank for the use and purpose of the trust hereinbefore described.

Given under the hand and Notarial seal of this 3rd day of November, 1975

Tabitha A. Raphael, Notary Public

My Commission Expires July 23, 1979

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23 314535

RECEIVED
NAME: Charles H. Smith
STREET: UNIT B-211
CITY: 830 ELDER ROAD
HOMEWOOD, ILL. 60430

830 Elder Road
Unit B-211
Homewood, Illinois

COOK COUNTY RECORDER'S OFFICE BOX NUMBER: Teresa J. Wornack
This instrument was prepared by: Date: 11/3/75
1987 West 105th Street, Chicago, Illinois 60643

BOX 533

END OF RECORDED DOCUMENT